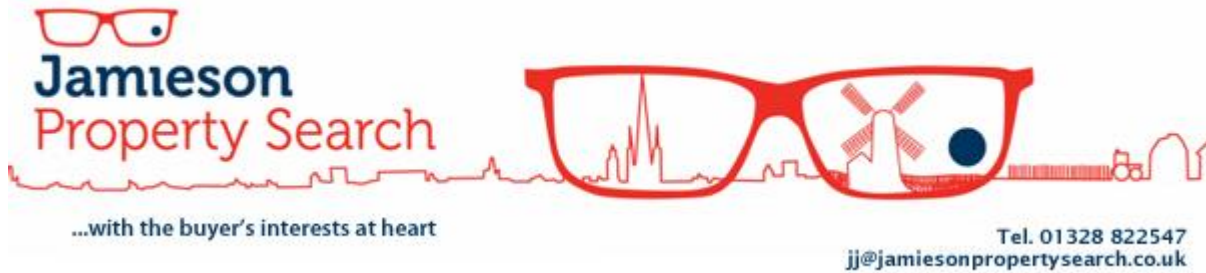


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NEWSLETTER

December 2015

"I always have to stifle a childish giggle when I hear the breed names of certain dogs. 'Labradoodle' and 'Cockapoo' are liable to set off an uncontrollable urge to guffaw into my hankie like a complete idiot, quite apart from the fact that I don't understand why someone would want to alter a perfectly respectable Labrador or cocker spaniel in any way. I have a client who has been looking for a house just south of Norwich and one of the major indications of whether a house might be suitable or not, was whether her pet Labrador, Roger, seemed happy and relaxed in the house and garden. Now Roger is only five years old and certainly seemed to like every house we viewed as he boisterously bounded about wherever he was and would often have to be shut outside for fear he would knock something (or someone) over inside. We always checked the gardens were enclosed, but this didn't seem to deter one intrepid neighbour, a pug who must have snuck under the fence and found herself being chased around the garden by Roger, who seemed to take rather a shine to his female playmate. Anyway, after viewing a number of properties over the course of a month or two the client fell in love with a lovely Georgian house with outbuildings and within walking distance of the town, so able to walk and get the Sunday papers or to the theatre. Imagine my surprise when I was rung by an elderly gentleman who had managed to track me down, having contacted his neighbour as he remembered my car when he had come to find Betty, his



Pug who had escaped on the day I had taken my client to view his neighbour's house. "I have some rather important news" he began. "Oh really?" I replied curiously. "Yes, Betty has had some puppies and I believe you may be responsible. Was that your randy black Labrador that was running around my neighbour's garden two months ago?". My mind was racing now – I was pretty sure it wasn't mine – and then I remembered Roger.... So now we had a litter of Labrapugs to deal with – or should that be Pugadors?!"

Jamie Jamieson
Jamie Jamieson

THE JAMIESON FILES

2015 has been an interesting year on the property front. Never before have professional buying agents been more in demand – and never before has it been so difficult to buy houses for clients! Without question, the stamp duty changes last year have had a significant ripple effect because transactions are down considerably; where the government wanted to reduce the property bubble they have, in my view, almost burst it outright. And it's not just my view either, as my friend [Jonathan Harington](#) expounded in Haringtons' Autumn market comment, which landed in my inbox last week:

"When David Cameron stepped back over the threshold of No.10, having rather unexpectedly not had to move back to his house in North Kensington, the threat of the much vaunted "mansion tax" on properties worth over £2m, receded into the distance. Most people breathed a huge sigh of relief and concentrated on what was left of the spring market. However, whilst everyone's attention was focused on the "mansion tax", the impact of the stamp duty changes from the previous year was beginning to bite. As we mentioned in our last market comment, the new SDLT (stamp duty land tax) is now calculated on a sliding scale, with 12% on any sum over £1.5m which for many buyers represents a huge cost, and one that for some people is a bridge too far – in the instance of the purchase of a £3m property it works out at £273,750."

[Taken from Haringtons' Autumn 2015 Market Comment](#)

[\(Haringtons independent property buying service, St James' Square, London\)](#)

The SDLT changes really have acted like treacle, with buyers thinking twice about moving - while sellers (who of course generally also have to buy elsewhere) equally reluctant to make the move. And sellers are certainly not entertaining putting their house on the market before they've found.

The acute shortage of supply means that there is phenomenal competition for the right properties. Haringtons could be directly referring to Norfolk in another excerpt from their 2015 Market Comment:

"It is worth remembering that in the past, there was for many years an established order of things whereby (regardless of the exact figures) you could sell a relatively modest 3,000 sq ft Kensington house, and parlay that into a Rectory in 10 acres, within 90 minutes of London; today, that relationship is out of kilter to the extent that you could get two country houses for that one Kensington house, which makes the country start to look like a very attractive proposition."

[Harington's Autumn 2015 Market Comment](#)

Indeed! OK, we might not quite have our 90 min trains to London, yet, but the point is adroitly made. Yet finding and buying that country (Norfolk) property is a huge challenge, even with the level of support that a professional buying agent can offer.

It's not all bah-humbug, I promise you. But, equally, the housing market will continue to stretch us all into the New Year and beyond. If you have a 'Should I stay or should I go' conversation with family or friends over the holidays, just remember that taking the right advice to avoid the wrong properties is more important than ever before. Happy Christmas!



ON THE MARKET

The two properties, both with annexes, have caught our eye this month. They are; [Summer Field House](#), on the market with [Fine and Country](#) and [Rose Cottage](#), on the market with [Savills](#).








[Summer Field House](#) in Dereham, which is on with [Fine and Country](#), is an exceptional detached Victorian residence radiating Character and Charm while providing generous Family Accommodation. The coach house annexe lends itself to a variety of uses including; as accommodation, business use or even to provide an income as a rental or holiday let

-  Five bedrooms inc. master with en suite.
-  Three receptions.
-  Study.
-  Enclosed and part walled gardens.
-  Two bedroom coach house annexe.
-  Outbuildings.



[Rose Cottage](#) in Briningham is on with [Savills](#). It is a charming Grade II listed village house with an

impressive detached studio/annexe.

-  3 reception rooms.
-  4 bedrooms.
-  Detached annexe/studio.
-  Mature gardens with orchard.
-  Garage and outbuildings.
-  Off street parking.
-  Easy access to Holt and the North Norfolk Coast.



MERRY CHRISTMAS

Christmas trees, turkeys, puddings and snow, all important ingredients for the Christmas of our dreams and available to us all, produced in Norfolk itself!

- [Salle Christmas Trees](http://www.norfolkchristmastrees.com) - grown here in Norfolk and open everyday until Christmas Eve - www.norfolkchristmastrees.com.
- [Godwick Turkeys](http://www.godwickturkeys.com) - free range turkeys from Tittleshall, order in advance for delivery or collection - www.godwickturkeys.com.
- Christmas puddings from the food hall at [Creake Abbey](http://www.creakeabbeycafe.com/the-foodhall). With the added bonus of being able to pick up your other necessary Christmas edibles at the same time! www.creakeabbeycafe.com/the-foodhall.
- And finally snow - maybe the weather will oblige us with the real thing but if not then you can find snow's cousin, ice, at the various ice rinks that pop up in the county over Christmas. There's one in [Burnham Market](http://www.thehoste.com/event/burnham-market-skating-rink) the weekend before Christmas - www.thehoste.com/event/burnham-market-skating-rink. And another in Norwich at the [Castle Mall Gardens](http://www.icerinknorwich.co.uk) throughout December - [icerinknorwich.co.uk](http://www.icerinknorwich.co.uk).



Image from the Fakenham Christmas Tree Festival

About Jamieson Property Search

as a leading independent property search consultant, Jamieson Property Search sets the standards for the acquisition of exceptional property in Norfolk. Combining Jamie Jamieson's expert knowledge of the market with his unrivalled personal contact book, Jamieson Property Search is able to offer a discreet and very personal property finding service.

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